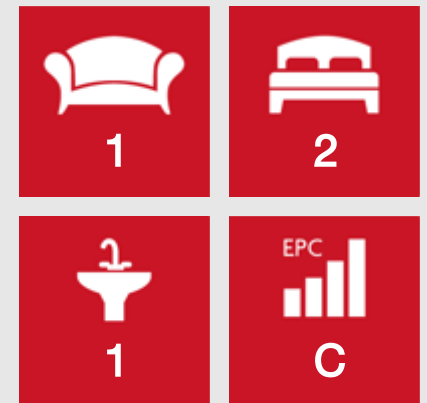




Thorntons 
The right way to move

7 Waverley Street, Mayfield,
Dalkeith, Midlothian EH22 5SF





Summary

This mid-terraced, two-bedroom house offers approximately 62 sq m (675 sq ft) of internal living space. The layout includes a spacious open-plan living/dining room, a separate kitchen, two good-sized bedrooms, shower room and a private garden. The property is sold as seen with no guarantees for any systems or appliances, including the central heating system. Waverley Street is situated in a residential area benefiting from good access to local amenities. Within walking distance, residents can find local shops, convenience stores, cafés, and essential services.

Features

- Two-bedroom mid-terraced house
- Spacious open-plan living/dining area
- Separate kitchen with defined layout
- First-floor shower room
- Two generously proportioned double bedrooms
- Ideal project for investors or buyers seeking modernisation potential
- Compact, manageable layout suitable for couples or small families
- Driveway providing off street parking; Private Garden
- EPC - C

Room Measurements

Living/Dining Room 18'9" x 11'1" (5.70m x 3.38m)

Kitchen 11'4" x 6'6" (3.46m x 1.98m)

Bedroom 1 14'10" x 9'0" (4.52m x 2.75m)

Bedroom 2 11'6" x 9'5" (3.50m x 2.87m)

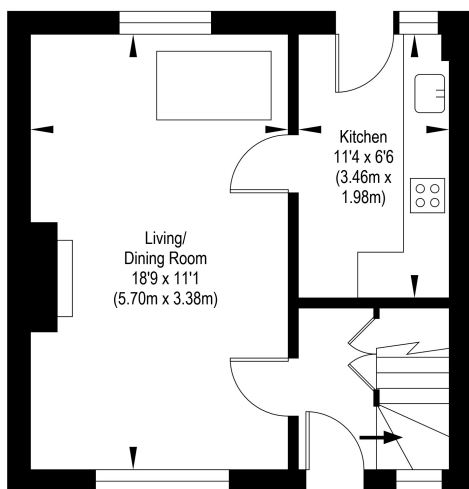
Shower Room 6'5" x 5'8" (1.95m x 1.72m)



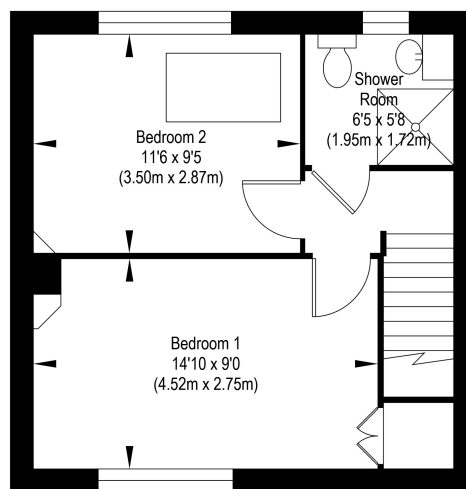
Floorplan



Approx. Gross Internal Floor Area 62 Sq M / 675 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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